

LAND FOR SALE

HARLAN COUNTY FARM (DRY CROP / PASTURE COMBINATION)

LOCATION: 3 miles east of Huntley on gravel road.

LEGAL DESCRIPTION: NE1/4 and S1/2 NW1/4 and N1/2 SW1/4 Section 22-T3N-R17W of the 6th P.M., Harlan County, Nebraska.

PROPERTY DESCRIPTION: Harlan County Assessor indicates a total of 320.0 acres. Farm consists of dry cropland with hardland pasture.

FSA INFORMATION: Harlan County Farm #3470 Tract #3823
Total Cropland - 56.2 acres
Government Base Acres -
Wheat 14.0 acres @ 40 bu/acre
Corn 40.3 acres @ 142 bu/acre
Soybeans 1.4 acres @ 34 bu/acre
(yields are for both direct and counter cyclical payments)



LIVESTOCK WATER: Livestock water is provided by two dams and a well equipped with an electric submersible servicing five water sites.

SOILS: Cropland soils consist primarily of Class II Holdrege silt loam, while the pasture soil consists primarily of Uly and CoLy silt loams, with lesser amounts of Nuckolls, Hobbs, and McCook silt loams. Slopes range from 1-31%.

RE TAXES: 2007 Real Estate Tax - \$1,789.21

LIST PRICE: **\$240,000** **CASH**

COMMENTS: This is a well maintained farm with good fencing and excellent livestock water availability. Farm sells subject to a cash farm lease which terminates February 28, 2010.

CONTACT: Bart Woodward, Listing Broker (308) 233-4605 email - kny@agriaffiliates.com
Bryan Danburg, Salesperson (308) 380-3488
Kent Richter, Salesperson (308) 627-6465



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P.O. Box 1390
2418 East Hwy 30
Kearney NE 68848-1390
www.agriaffiliates.com
(308) 234-4969

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